



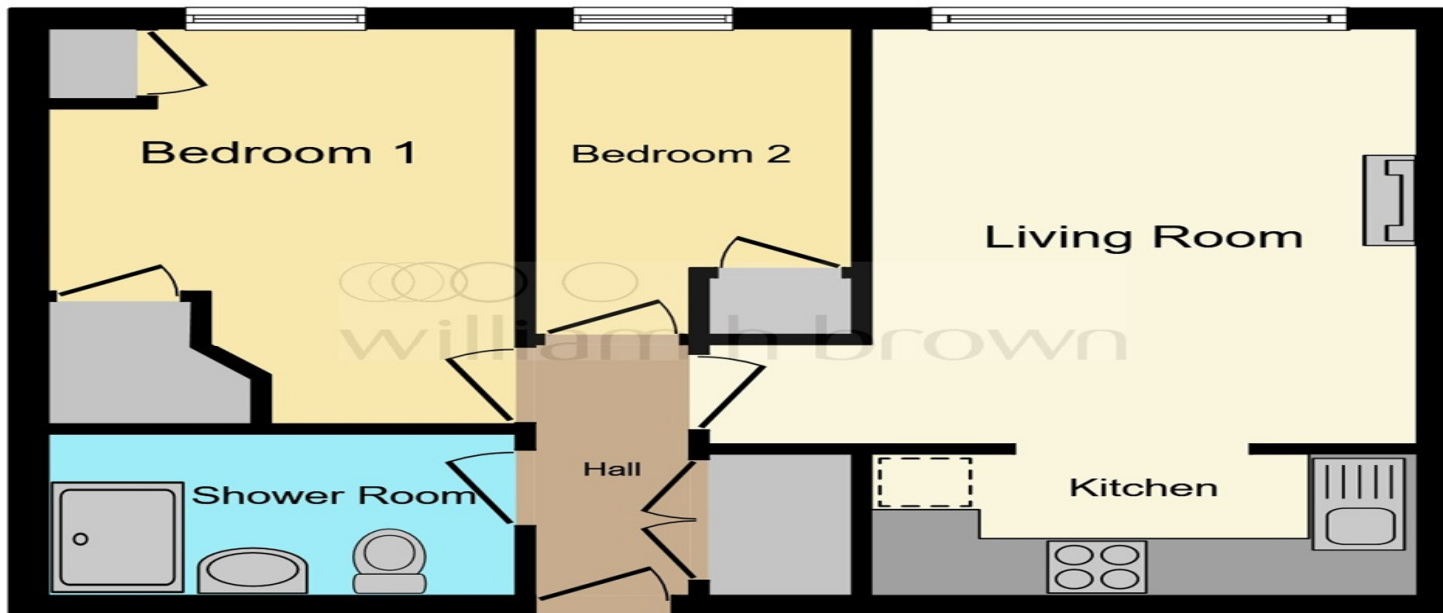
23 Hartfield Court Collett Road, WARE SG12 7LT

welcome to

23 Hartfield Court Collett Road, WARE

Positioned within close proximity to High Street retailers, coffee shops, restaurants and mainline station, a beautifully appointed property forming part of this well maintained purpose-built development- a first floor, warden controlled retirement apartment for the over 60's. Internal accommodation boasts contemporary interior, neutral décor and an abundance of natural light. Comprising; a delightful modern kitchen, separate living/entertaining space, two bedrooms - master bedroom with fitted wardrobes and a modern re- fitted shower room.





Lounge

14' 2" x 9' 6" (4.32m x 2.90m)

Kitchen

9' 8" x 4' 10" (2.95m x 1.47m)

Bedroom 1

13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom 2

9' 1" x 5' 9" (2.77m x 1.75m)

Bathroom

8' 5" x 5' 6" (2.57m x 1.68m)

Total floor area 45.1 m² (486 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Retirement Apartment for over 60s
- Lift and stair access
- Security entrance system
- Communal lounge and Communal Garden for residents
- Visitors Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107083](https://www.williamhbrown.co.uk/Property/WRE107083)



Property Ref:
WRE107083 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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